



MICHAEL HODGSON

estate agents & chartered surveyors

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## ASHBROOKE ROAD, SUNDERLAND

£259,950

Welcome to Brookfield House, a stunning contemporary apartment located in the heart of leafy Ashbrooke. This exceptional property boasts high ceilings that create a sense of space and light, making it an inviting home for those who appreciate modern living in addition to generous living space that will not fail to impress all who view.

The apartment features a well-designed layout, comprising of a large Living / Dining Room that serves as a perfect space for relaxation or entertaining guests, in addition to a Kitchen / Breakfast Room. With two generously sized bedrooms, this residence offers ample accommodation for individuals or small families.

Brookfield House is not just a home; it is a lifestyle choice. The location enhances the appeal, offering a tranquil environment while still being within easy reach of local amenities, Sunderland City Centre and excellent transport links. This makes it an ideal choice for those seeking a balance between contemporary living and accessibility.

Whether you are a first-time buyer, young family or looking to downsize, this apartment presents a unique opportunity to own a piece of modern elegance in a sought-after area. Do not miss the chance to make Brookfield House your new home. Viewing is highly recommended.

Apartment

2 Bedrooms

Living / Dining Room

Kitchen / Breakfast Room

Bathroom & En Suite

Viewing Advised

Stunning Property

EPC Rating: TBC

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### Entrance Hall

The entrance hall has 2 radiators, video door entry system, recessed spot lighting.

### Living Room / Dining Room

25'1" x 16'11"

A generous living / dining room having 3 large timber framed double glazed single sash windows overlooking the communal gardens, 2 radiators, feature fire with electric fire.

### Kitchen / Breakfast Room

15'3" x 14'11"

The kitchen has a range of floor and wall units, granite worktops, electric oven with extractor over, sink and drainer with mixer tap, radiator, large timber framed double glazed window to the front elevation, recessed spot lighting in part, storage cupboard, integrated fridge, freezer, dishwasher and washing machine.

### Bedroom 1

18'6" x 17'9"

Rear facing having 2 large timber framed double glazed sash style window to the rear elevation, radiator, range of fitted wardrobes with matching drawers.

### En Suite

White suite comprising of a low low level WC, wall hung wash hand basin with mixer tap, corner shower cubicle with rainfall style shower head and an additional shower attachment, tiled walls and floor, recessed spot lighting, timber framed double glazed sash style window, chrome towel radiator.

### Bedroom 2

17'4" x 8'0"

Front facing, 3 timber framed double glazed sash style windows, radiator, fitted bed with storage below, radiator, fitted desk with storage, cupboards and drawers below.

### Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, recessed spot lighting, extractor, chrome towel radiator.

### Parking

One allocated parking space.

### Externally

Externally there are communal gardens.

### COUNCIL TAX

The Council Tax Band is Band E.

### TENURE

We are advised by the Vendors that the property is held on a Leasehold for a term of 125 years from 1st January 2008. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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